

Parks, Recreation and Trails Impact Fees Analysis

Layton City

November 19, 2015



Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
 - Must identify existing and proposed service levels
 - Must identify any excess capacity in system (“system” improvements only)
 - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
 - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
 - Discuss funding options
- Impact Fee Analysis
 - Proportionate share analysis
 - “Buy-In” excess capacity component
 - New facilities required
 - Other costs – engineering, financial, fund balances
 - Financing and credits



Fee Components

- Parks System Improvements
 - Land
 - Improvements
 - Mowed Acres
 - Parking
- Trails
 - Trail Miles
 - Trailheads
- Consultant Costs
- Fund Balance



Population Growth Projections

Year	Population Projection
2015	72,500
2016	73,597
2017	74,710
2018	75,840
2019	76,987
2020	78,151
2021	79,333
2022	80,533
2023	81,751
2024	82,988
2025	84,243

Population Growth 2015 – 2025: 11,743



Parks – Regional

Regional Parks	Acres
Ellison	55.02
Layton Commons	44.8
Subtotal	99.82

Parks – Neighborhood

Neighborhood Parks	Acres
Andy Adams	9.08
Chapel Street	7.63
Chelsie Meadows	7.39
Greyhawk Park	10.02
Legacy Park	7.01
Oak Forest Park	10.12
Sand Ridge Park	10.1
Vae View Park	7.55
Woodward Park	11.58
Subtotal	80.48



Parks – Special Use

Special Use Parks	Acres
Adams Reservoir	23.6
Hobbs Reservoir	18.4
Holmes Reservoir	17.2
Kays Creek Parkway	101.67
Subtotal	160.87

Parks – System Improvements

Park Amenity Summary	Units	Cost per Unit	Total Cost
Pavilions - average large & small	13	\$55,000	\$715,000
Playground	15	\$1,500	\$22,500
Restrooms	16	\$150,000	\$2,400,000
Covered Picnic Tables/Gazebos	18	\$2,500	\$45,000
Baseball Field	16	\$35,000	\$560,000
Tennis	17	\$100,000	\$1,700,000
Volleyball Court	6	\$100,000	\$600,000
Football Field	2	\$80,000	\$160,000
Basketball Court	14	\$3,500	\$49,000
Soccer Fields	12	\$3,500	\$42,000
Skate Park	1	\$500,000	\$500,000
Splash Pad	1	\$500,000	\$500,000
TOTAL Park Improvements			\$7,293,500
Cost per Acre			\$21,377.91



Other Improvements

Other Improvements	Amount
Mowed acres	92.162
Parking square feet	298,855
Paved trail miles	13.24
Unpaved trail miles	6.86
Trailheads	15

Service Levels

Category	Existing LOS*	Proposed LOS	Excess (Deficiency) Capacity
Park Land - Acres per 1,000	4.71	5.02	(0.31)
Park Improvements - per Capita	\$100.60	\$107.32	(\$6.72)
Park Mowed Acres - per 1,000	1.27	1.36	(0.08)
Parking - SF per Capita	4.12	4.40	(0.28)
Paved Trail Miles - Miles per 1,000	0.18	0.53	(0.35)
Unpaved Trail Miles – Miles per 1,000	0.095	0.092	0.002
Trail Structures - per Capita	\$31.03	\$70.19	(\$39.15)
*Level of Service			

Proportionate Share Analysis – Preliminary Max

Description	Amount
Park Land	\$470.58
Park Improvements	\$100.60
Mowed Acres	\$89.15
Parking	\$11.87
Paved Trails	\$23.14
Unpaved Trails	\$6.14
Trail Structures	\$31.03
Consultant Fees	\$0.68
Impact Fee Fund Balance	(\$129.99)
Total Per Capita	\$603.21
TOTAL per Capita	\$1,183.78
Household Size	3.15
Fee per All Residential Units	\$1,900.11
Fee per Single-Family Unit	\$1,984.56
Fee per Multi-Family Unit	\$1,640.73



Current Park Impact Fees

Single-Family	\$1,873
Multi-Family	\$1,381
Mobile Home	\$1,369